



NORFOLK

Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager

FROM: George Homewood, AICP, Acting Director of Planning

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 1051 Meads Road

DATE: January 24, 2014

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

Property Information

Location:	1051 Meads Road	Neighborhood:	Titustown
Zoning:	R-8	Standard Lot Size:	50 Ft. x 100 Ft.
House Type:	1 Story Single Family	Proposed Lot Size:	35 Ft. x 110 Ft.
House Size: (Width x Depth)	19 Ft. x 55 Ft.	Square Footage:	1,045 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, Acting Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



Office of Housing
Department of Planning and Community Development
Development Certification for Non-Standard Lots

Applicant Information

Applicant Name:	General Builders, LLC	Date of Application:	May15,2013
Mailing Address:	805 Atlantic Avenue		
City, State, Zip Code:	Virginia Beach, VA 23451		
Phone Number:	757.289.9266	E-Mail:	

Property Information

Location:	1051 Meads Road	Neighborhood:	Titustown
Zoning:	R-8	Standard Lot Size:	50 Feet x 100 Feet
House Type:	1 Story Single Family	Proposed Lot Size:	35 Feet X 110 Feet
Proposed House Size:	19 Feet x 55 Feet	Square Footage:	1045 SF

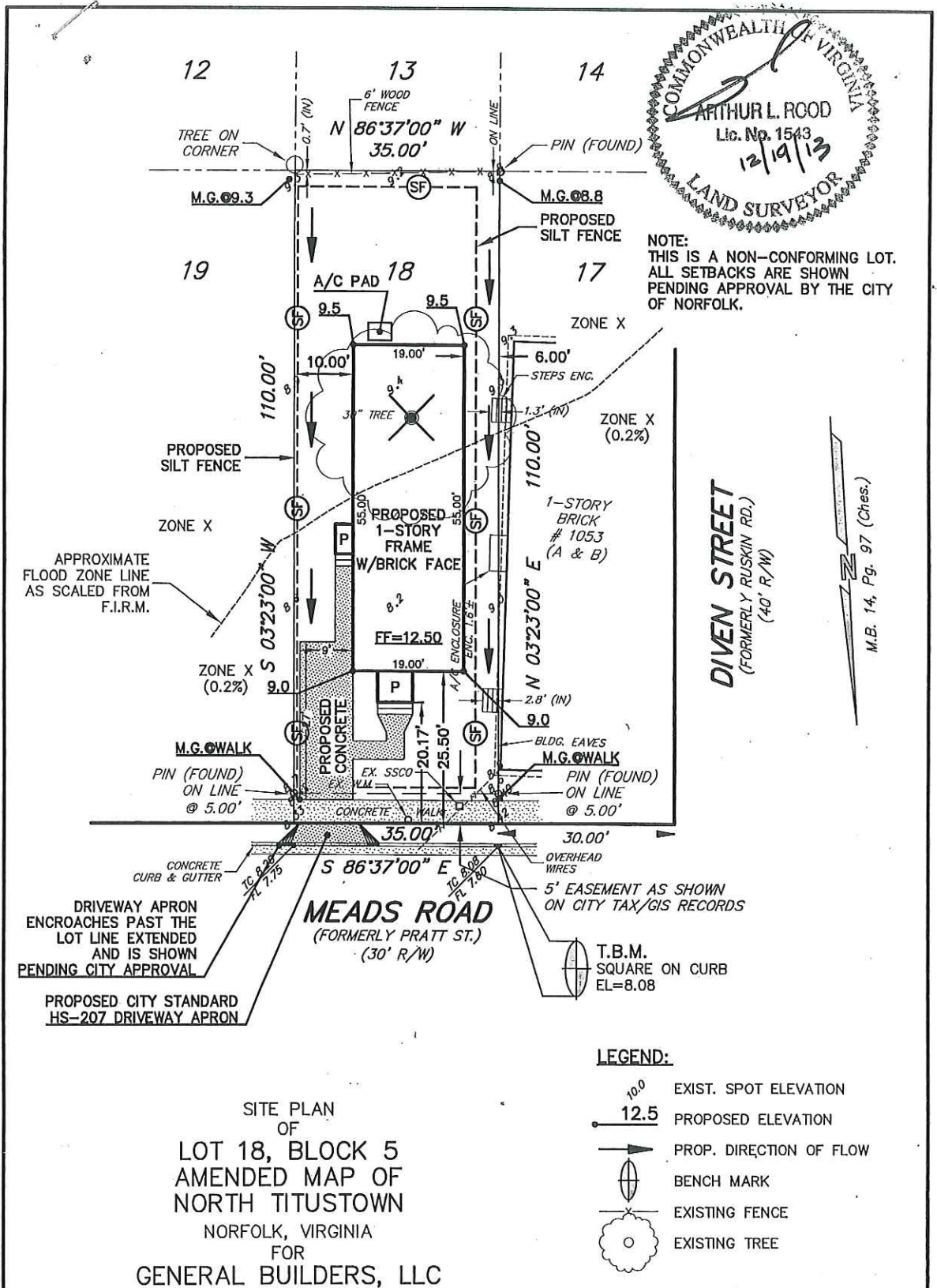
The proposed building plans and elevations for development of the site at 1045 Meads Road and located in the Titustown neighborhood in Norfolk, Virginia has been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch (es), columns, driveways, garage(s), and building height.

Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.

George Homewood, AICP, Acting Director
Planning and Community Development

January 24, 2014
Date

BC: City Manager's Office
Planning Director
Program Manager
Building Official



REVISED: 12/19/2013 (PER CITY COMMENTS)



ROOD
 LAND SURVEYING, P.C.

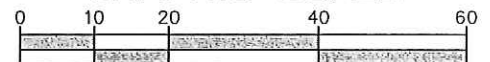
5737 BARTEE STREET
 NORFOLK, VA. 23502

TEL: (757) 466-1111
 FAX: (757) 466-9384

PLAT/DEED REFERENCE:

M.B. 14, PG. 97 (Chesapeake)

GRAPHIC SCALE



SCALE: 1"=20'

DRAWN BY: W.W.L.

DATE: 12/03/2013

SHEET 1 OF 3

F.B.T-110 PG. 3

62,417-B

